

Article 11.

OFF-STREET PARKING AND ACCESS CONTROL REGULATIONS

In all zones, except as specifically named in this Ordinance, off-street parking facilities for the storage or parking of motor vehicles for use of occupants, employees, and patrons of the building hereafter erected, altered, or extended, and all uses of the land after the effective date of this ordinance, shall be provided and maintained as herein prescribed. However, where a building permit has been issued prior to the date of adoption of this ordinance and provided that construction has not begun within ninety (90) consecutive calendar days of such effective date, off-street parking facilities in the amounts required by this ordinance shall prevail.

SECTION 11.0 GENERAL REQUIREMENTS:

- A. Computation of Parking Spaces - In determining the number of parking spaces required, if such spaces result in fractional parts thereof, the number of said spaces required shall be construed to be the next highest whole number.
- B. Additional Parking Spaces to be Provided - Whenever the intensity of use of any building, structure, or premises shall be increased through addition of dwelling units, gross floor area, seating capacity, change of use, or other units of measurement specified herein - additional parking spaces shall be provided in the amounts hereafter specified for that use, if the existing parking space is inadequate to serve such increase in intensity of use.
- C. Location of Off-Street Parking Facilities:
 - 1. Except as provided for in the zones, off-street parking facilities shall be located as follows:
 - a. Single-Family Residential Zones - (A-1, RR, R-1-A, R-1-B, R-1-C, R-1-D, R-1-E, R-4, RMHP, CRD, BERD): Off-street parking may be permitted in driveways in the front, side and rear yards of permitted uses in these zones, provided all requirements of this ordinance are met. Additionally, off-street parking located in the rear yard shall be set back a minimum of twenty (20) feet from the rear lot line. No off-street parking area, located in the front yard in a single-family residential zone, may exceed 800 square feet (four parking spaces) except, however, the zoning administrator may allow additional off-street parking spaces to be located thereon provided that the additional parking spaces will not cause the ratio of unpaved area to paved area (parking and driveway areas) in the front yard to be less than 3:1.
 - b. Two Family/Multi-Family Residential - (R-2, R-3, R-4): Off-street parking may be permitted in side or rear yards of permitted uses in these zones, provided that off-street parking facilities shall be set a minimum of ten (10) feet from the rear lot line. Off-street parking may be permitted in required front yards, only if approved according to an approved development plan.

- c. Commercial and Industrial Zones - (PUD, H-C, N-C, NCS, M-P, I-1, I-2): Except as herein provided, off-street parking may be permitted in minimum required front, side, and rear yards of these zones, provided that all off-street parking facilities shall be set back a minimum of five (5) feet from any street right-of-way lines.
- 2. All off-street parking facilities shall be located on the same lot as the building served, except for the following:
 - a. Permitted uses locating within multi-family and industrial zones may supply off-street parking within three hundred (300) feet from such lot served, upon approval of the zoning administrator, providing that such off-street parking facilities are unable to be provided on the same lot or contiguous to the same lot as the building being served. In addition, said off-street parking shall be located in the same zone as the use being served.
 - b. Existing single, two, or multi-family dwellings, which are permitted uses herein and occupy a lot of such size that off-street parking could not be provided on the same lot as the use being served, said off-street parking may be permitted to locate within a distance not to exceed three hundred (300) feet from said dwelling or dwellings upon approval of the zoning administrator. In addition, said off-street parking lot shall be located in the same zone as the use being served.
 - c. Off-street parking, as required for “conditional uses” may be permitted to locate on another lot than the building or use being served is located, when approved by the Board of Adjustment, provided that said parking is located within reasonable walking distance of the use or building being served and available at all times without restrictions for said purposes.
- D. Collective Parking Provision - Collective off-street parking facilities may be provided; however, the area for such parking facilities shall not be less than would otherwise be individually required.
- E. Driveways Not Computed As Part of Required Parking Area - Entrances, exits, or driveways shall not be computed as any part of a required parking lot or area, except in the case of single- family residential zones, where access driveways may be used for parking.
- F. Off-Street Parking Space To Be Used For Parking Only - Any vehicle parking space shall be used for parking only. Any other use of such space, including repair work or servicing of any kind other than in an emergency, or the requirement of any payment for the use of such space, shall be deemed to constitute a separate commercial use in violation of the provisions of this ordinance.
- G. No Building To Be Erected in Off-Street Parking Space - No building of any kind shall be erected in any off-street parking lot except a parking garage containing parking spaces equal to the requirements set forth in this section of the ordinance or a shelter house booth for a parking attendant providing the number of spaces required are not reduced.
- H. Parking Plan Approval Required - Plans for all parking lot facilities, including parking garages, shall be submitted to the zoning administrator for review and for compliance with the provisions of this ordinance and such other pertinent ordinances of the county. Such plans shall show the number of spaces and arrangements of parking aisles, location of access points onto adjacent

streets, provisions for vehicular and pedestrian circulation, location of sidewalks and curbs on or adjacent to the property, utilities, location of shelters for parking attendant, locations of signs, typical cross-sections of pavement, including base and sub base, proposed grade of parking lot, storm drainage facilities, location and type of lighting facilities and such other information or plans as the circumstances may warrant. Where such parking plans include provisions for access points to adjacent streets, then said plans shall also be prepared in accordance with the requirements of Section 11.2.

SECTION 11.1 DESIGN AND LAYOUT OF OFF-STREET PARKING AREAS:

- A. Size of Off-Street Parking Spaces - For the purposes of this ordinance, one (1) parking space shall be a minimum of two hundred (200) square feet in area, exclusive of access drives or aisles, and shall be a minimum of ten (10) feet in width and twenty (20) feet in length. Such parking space shall have a vertical clearance of at least seven (7) feet.
- B. Width of Access Drives - All off-street parking areas shall be laid out with the following minimum aisle or access drive widths:
 - 1. Ninety (90) degree (perpendicular) parking—Twenty-two (22) feet (either one or two way circulation);
 - 2. Sixty (60) degree (angle) parking—Fifteen (15) feet (one way circulation only);
 - 3. Forty-five (45) degree (angle) parking—Thirteen (13) feet (one way circulation only);
 - 4. Thirty (30) degree (angle) parking—Eleven (11) feet (one way circulation only);
 - 5. Zero (0) degree (parallel) parking—Twelve (12) feet (one-way circulation).

When any combination of these types of parking is used (facing the same aisle) the most restricted aisle or access drive width requirements shall prevail.

- C. Access to Off-Street Parking Spaces - Each required parking space shall be connected with a deeded public right-of-way by means of aisles or access drives as required by Section 11.1, B. The parking area shall be so designed to ensure that all maneuvering into and out of each parking space shall take place entirely within property lines of lots, garages, and/or storage areas.
- D. Off-Street Parking Areas in Multi-Family, Commercial, or Industrial Zones - All such parking areas shall have a protective wall and/or bumper blocks around the perimeter of said parking area and shall be so designed that all vehicles leaving the facility will be traveling forward to approaching traffic. All parking shall be effectively screened on each side adjoining or fronting on any property situated in a zone permitting single-family residential development, by a solid wall, fence, or densely planted compact hedge as regulated by Section 9.18 of this ordinance. Ground cover shrubs and trees shall be located and maintained so as to not interfere with vehicular and pedestrian traffic on the property or with sight distance clearance at entrances and exits.
- E. Lighting - Any lighting used to illuminate off-street parking areas shall not glare upon any right-of-way or adjacent property.

- F. Paving of New Off-Street Parking Area - All new off-street parking areas shall be paved with asphalt concrete or Portland Cement concrete and shall be designed and constructed in accordance with Appendix A.

SECTION 11.2 SPECIFIC OFF-STREET PARKING REQUIREMENTS: The amount of off-street parking space required for uses, buildings, or additions and changes in intensity of uses thereto shall be determined according to the following requirements, and the space, so required, shall be stated in the application for a zoning and building permit and shall be reserved for such use. Where more than one use is located in the same building, each individual use shall be in accordance with the off-street parking requirements of this section of the ordinance.

TYPE OF USES	REQUIRED NUMBER OF PARKING SPACES
A. Airport, railroad passenger stations and bus terminals	One (1) parking space per each four (4) seating accommodations for waiting passengers, Plus one (1) parking space per each two (2) employees on shift of largest employment.
B. Automobile laundries	One (1) parking space for each employee, plus one (1) space per owner or manager and reservoir space equal to five (5) times the capacity of laundry.
C. Automobile service stations	One (1) space for each gas pump island, plus two (2) spaces for each working bay, plus one (1) parking space for each employee on largest shift.
D. Beauty parlors and/or barber shops	Two (2) parking spaces per barber and/or beauty parlor operator.
E. Bowling establishments	Five (5) parking spaces for each lane; plus one (1) space for each two (2) employees on shift of largest employment.
F. Commercial or trade schools	One (1) parking space for each two (2) students based on design capacity of school, plus one (1) parking space for each employee.
G. Convalescent homes, nursing homes, rest homes, homes for the aged, and orphanages	One (1) parking space for each two (2) beds, plus one (1) space for each two (2) employees or staff members, including nurses, on the shift of largest employment, plus one (1) parking space per doctor.

H. Dance halls, pool and billiard halls and exhibition halls without fixed seats.	One (1) parking space for each one hundred (100) square feet of floor area used for dancing Or assembly, or one (1) space for each four (4) persons based on design capacity, whichever is greater, plus one (1) space for each two (2) employees on shift or largest employment.
I. Dormitories, Fraternities, Sorority Houses and other group housing	One (1) parking space per each two residents, plus one (1) parking space per owner or operator; plus one (1) parking space per employee; or one (1) parking space for each two seats for membership meetings, whichever is greater, based on design capacity.
J. Dwellings: One-Family----- Two-Family-----	Four (4) parking spaces. Eight (8) parking spaces, with individual access for each dwelling unit, or a joint access in which no parking is permitted n the access drive.
K. Dwellings: Multi-Family	Four (4) parking spaces for every dwelling unit.
L. Establishments for sale and consumption on the premises of food and refreshments, or for take home food services.	One (1) parking space per each: A. 30 square feet of gross floor area in a drive-in restaurant; B. 140 square feet of gross floor area in a carry-out restaurant; C. 40 square feet of gross floor area or two seating accommodations, based on maximum seating capacity, whichever is greater, in a combination restaurant; D. Two (2) seating accommodations, based on maximum seating capacity in a sit-down restaurant; plus one (1) parking space per each (2) employees on shift of largest employment in any type restaurant.
M. Fire Stations	One (1) parking space per each person on duty on largest shift.
N. Hospitals	One (1) parking space for each two (2) beds, plus one (1) space for each two (2) employees, or staff members, including nurses, on the shift of largest

employment, plus one (1) parking space per doctor.

O. Laundromats	One (1) parking space for each two (2) washing machines, plus one (1) parking space for each employee.
P. Libraries, museums, and art galleries	One (1) parking space per each four (4) seats in rooms for public assembly or one (1) parking space for each fifty (50) square feet of gross floor area for use by the public, whichever is greater, plus one (1) space for each two (2) employees on shift or largest employment.
Q. Medical offices and/or clinics	Five (5) parking spaces per each practitioner, plus one (1) parking space for each two hundred (200) square feet of gross floor area in the building, plus One (1) parking space for each two (2) employees, whichever is greater.
R. Mortuaries or funeral homes	One (1) parking space for each four (4) seats in the main chapel or public assembly area based on maximum seating capacity, plus one (1) parking space for each funeral vehicle and employee, or in the case of no fixed seats, one (1) parking space for each fifty (50) square feet of floor area in parlors or service rooms, or one (1) parking space for each four (4) persons, based on designed capacity of building, whichever is greater, plus one (1) parking space for each funeral vehicle and employee.
S. Offices for professional, business and financial, real Estate and business purposes other than medical offices and/or clinics.	One (1) parking space for each two hundred (200) square feet of gross floor area.
T. Private clubs, boarding houses, and lodge halls	One (1) parking space for each guest sleeping room, or one (1) parking space per each four (4) fixed seats in the main assembly area, whichever is greater, plus one (1) parking space for each two (2)

employees, or in the case of no fixed seats, one (1) parking space for each two (2) employees.

U. Retail and personal service	5.5 spaces per 1000 square feet of gross leaseable area.
V. Shopping Centers	5.5 parking spaces per 1000 feet of gross leaseable area.
W. Stadium and sports arenas	One (1) parking space for each four (4) seats, based on a maximum seating capacity, plus one (1) space for each two (2) employees on shift of largest employment.
X. Theaters	One (1) parking space for each four (4) seats, based on a maximum seating capacity, plus one (1) additional space for each two (2) employees on shift of largest employment.
Y. Theaters, auditoriums, and places of Assembly without fixed seats	One (1) parking space per four (4) people in design capacity of building, or one (1) parking space per one hundred (100) square feet in main auditorium or assembly area, whichever is greater, plus one (1) parking space for each two (2) employees on shift of largest employment.
Z. Tourist homes, cabins, motels or hotels, excluding areas for meeting rooms and places of assembly.	One (1) parking space for each sleeping room or suite, plus one (1) space per each two (2) employees on shift of largest employment.
AA. Industrial establishments, including manufacturing, research and testing laboratories	Two (2) parking spaces for each three (3) employees - the total number of parking spaces being the total number of employees on any two (2) consecutive shifts having the largest number of employees, based on design capacity, plus one (1) parking space for each company vehicle operating from the premises.
BB. Wholesale establishments, warehouses, and storage buildings	One (1) parking space for each employee, plus one (1) parking space for each company vehicle operating from the premises.

CC. All other uses not listed herein

Based on study to be prepared by owner or operator; number of spaces to be required determined according to:

- (a) type of use and estimated number of total trips generated during peak conditions (inbound and outbound)
- (b) Estimated parking duration per vehicle trip (turn-over rates);
- (c) Based on estimated number of trips generated and average parking duration per trip, calculate number of spaces required;
- (d) Estimated number of employees - (one (1) space to be provided for each two (2) employees based on shift of maximum employment).